



Division 6 Asbestos & Hazardous Materials Assessment

**Eildon Road Childcare and Kindergarten Centre
17 Eildon Road,
St Kilda, Victoria**

**City of Port Phillip
November 2021**

Client No: P0198

Job No: 100019M V2

Executive Summary

Prensa Pty Ltd (Prensa) was engaged by the City of Port Phillip (Port Phillip) to conduct a Division 6 Asbestos & Hazardous Materials Assessment (Assessment) within nominated areas of Eildon Road Childcare and Kindergarten Centre, 17 Eildon Road, St Kilda, Victoria (the Site).

The objective of this Assessment was to identify and evaluate the health risk posed by hazardous building materials which may be encountered during potential refurbishment works at the site.

The scope of the Assessment included the accessible internal and external areas of the Eildon Road Childcare and Kindergarten Centre located at 17 Eildon Road, St Kilda, which is understood to undergo potential refurbishment. The Site plan is attached as **Appendix E: Site Plans**.

Prensa has limited its Assessment to the structure of the nominated building and the surface soil/grounds in the accessible and immediate vicinity of the building footprint.

The following hazardous building materials were identified at the time of the Assessment:

Property	Asbestos-containing Materials		Synthetic Mineral Fibre	Poly-chlorinated Biphenyls	Lead-containing Paint	Ozone Depleting Substances
	Non-friable	Friable				
Eildon Road Childcare & Kindergarten	✓	-	✓	-	-	-

Asbestos-containing cement sheet in the form of wall infill panels, ceilings and linings behind the splashback ceramic wall tiles were identified at the time of this Assessment.

Recommendations

Any hazardous building materials which are to be disturbed during refurbishment works should be removed by an appropriately licensed contractor prior to commencement of works.

A number of other recommendations were made in the body of this report which address the ongoing management of hazardous building materials at this site.

This executive summary must be read in conjunction with this entire report.

Statement of Limitations

This document has been prepared in response to specific instructions from Port Phillip to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards and practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by Port Phillip and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advises that the report should only be relied upon by Port Phillip and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

Unless otherwise stated in this report, the scope is limited to fixed and installed materials and excludes buried waste materials, contaminated dusts and soils.

Unless expressly stated it is not intended that this report be used for the purposes of tendering works. Where this is the intention of Port Phillip, this intention needs to be communicated with Prensa and included in the scope of the Proposal.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Sampling Risks

It is noted that while the assessment has attempted to locate the asbestos-containing materials within the building(s), the investigation was limited to only a visual assessment and limited sampling program and/or the review and analysis of previous reports made available. Prensa notes that sampling is representative only and that due to the lack of homogeneity of building materials it is possible that sampling has not detected all asbestos within the nominated locations.

Given that a representative sampling program has been adopted, not all materials suspected of containing asbestos were sampled and analysed. It is noted that some asbestos materials may have been assumed to contain asbestos based on their similar appearance to previously sampled materials.

Therefore, it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the investigation. Such areas include, but are not limited to:

- Materials concealed behind structural members and within inaccessible building voids;
- Areas inaccessible without the aid of scaffolding or lifting devices;
- Areas below ground;
- Inaccessible ceiling or wall cavities;
- Areas which require substantial demolition to access;
- Areas beneath floor covering where asbestos-containing materials were not expected to exist;
- Materials contained within plant and not accessible without dismantling the plant; and
- Areas where access is restricted due to locked doors, safety risks, or being occupied at the time of the investigation.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. Port Phillip therefore waives any claim against the company and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Future Works

During future works at the site, care should be taken when entering or working in any previously inaccessible areas or areas mentioned above and it is imperative that works cease immediately pending further investigation and sampling (if necessary) if any unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigation, sampling and/or assessment may be required should any suspect or unknown material be observed in previously inaccessible areas or areas not fully inspected, i.e. carpeted floors.

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1 Introduction

Prensa Pty Ltd (Prensa) was engaged by the City of Port Phillip (Port Phillip) to conduct a Division 6 Asbestos & Hazardous Materials Assessment (Assessment) within nominated areas of Eildon Road Childcare and Kindergarten Centre, 17 Eildon Road, St Kilda, Victoria (the Site). A Prensa consultant conducted the Assessment on the Friday 12th November 2021 at the request of Tom Temay of Port Phillip.

2 Objective

The objective of this Assessment was to identify and evaluate the health risk posed by hazardous building materials which may be encountered during potential refurbishment works at the site.

3 Scope of Works

The scope of the Assessment included the accessible internal and external areas of the Eildon Road Childcare and Kindergarten Centre located at 17 Eildon Road, St Kilda, which is understood to undergo potential refurbishment. The Site plan is attached as **Appendix E: Site Plans**.

Prensa has limited its Assessment to the structure of the nominated building and the surface soil/grounds in the accessible and immediate vicinity of building footprint.

Specifically, Prensa included the following hazardous building materials in the scope of this Assessment:

- Asbestos-containing materials (ACM);
- Synthetic mineral fibre (SMF) materials;
- Polychlorinated biphenyls (PCB) containing capacitors in electrical fittings;
- Lead-containing paint (LCP); and
- Ozone depleting substances (ODS).

The Assessment was conducted during normal business hours and the Site was occupied at the time of the inspection.

4 Site Description

The Site consists of a two storey building. Details of the building contained within this Site are provided in **Table 1** below.

Table 1: Site Information			
Site Address	17 Eildon Road, St Kilda, Victoria		
Age (Circa):	1970s	External walls:	Brick
Approximate area:	1685 m ²	Internal walls:	Plaster, Brick
Levels:	2	Ceiling:	Plaster & Mineral fibre tiles
Roof type:	Tiled	Floor and coverings:	Concrete, Timber, Carpet, Vinyl

5 Methodology

The Assessment comprised a review of relevant Site information made available to Prensa, interviews with available Site personnel and a visual inspection of accessible areas and destructive sampling techniques where necessary.

The methodology for assessing the hazardous materials at the Site is presented in the following sections.

Asbestos-Containing Materials – This component of the works was conducted to satisfy Division 6 of Part 4.4 of the *Victorian Occupational Health and Safety Regulations 2017. S.R. No. 22/2017* (OHS Regulations 2017). When safe to do so, building materials that were suspected of containing asbestos were sampled at the discretion of the Prensa consultant.

Asbestos Contaminated Dust – In accordance with Divisions 1 and 6, Part 4.4 of the OHS Regulations 2017, if there was uncertainty as to whether dust is contaminated with asbestos, the dust was sampled. As such, Prensa undertook dust sampling where the following circumstances were identified:

- Sources of potential asbestos that could contaminate settled dust were present or suspected; and
- Significant levels of dust were present.

If an area is suspected to be contaminated with dust containing asbestos (based on reasonable grounds) and cannot be sampled, it will be assumed to contain asbestos.

Samples of suspected ACM were analysed in Prensa's laboratory, which is NATA accredited to conduct asbestos bulk sample analysis. The analysis was conducted using polarised light microscopy including dispersion staining techniques.

Synthetic Mineral Fibres – This component of the Assessment was carried out in accordance with the guidelines documented in the *Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC: 2006 (1990)]. This report broadly identifies SMF materials found or suspected of being present during the assessment and is based on a visual assessment.

Polychlorinated Biphenyls – Where safely accessible, specifications of capacitors incorporated in light fittings and ceiling fans were recorded and cross-referenced with the *ANZECC Identification of PCB-containing Capacitors information booklet – 1997*. Due to the danger of accessing electrical components, or for other reasons, such as height restrictions, some electrical fittings may not have been accessed. In these instances, comment is provided in the Assessment report on the likelihood of PCB-containing materials being present. This determination is based upon the age and appearance of the electrical fittings.

Lead-containing Paint – Representative painted surfaces were tested in locations for the presence of lead using the qualitative *LeadCheck* paint swab method. This method can detect lead in paint at concentrations of 0.5% and above, and may indicate lead in some paint films as low as 0.2%. It is noted that AS/NZS 4361.2 – 2017 *Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings* defines lead paint as paint with a lead content greater than 0.1% by dry weight. In some circumstances, laboratory analysis may be recommended to quantitatively determine the content of lead in the paint.

The sampling program attempts to be representative of the various types of paints found at the Site. However, particular attention is paid to areas where LCPs were more likely to have been used (e.g. exterior gloss paints, window and door architraves and skirting boards). The objective of LCP

identification in this Assessment is to highlight the presence of LCP within the Site building(s), not to specifically identify every location of LCP.

Ozone Depleting Substances – This component of the Assessment comprised a visual inspection of air conditioning units and any chillers (if applicable) at the Site and included a review of the air conditioners' refrigerant types.

Where asbestos was found to exist, a risk assessment was conducted on each item and a priority rating applied. This was conducted in accordance with the protocols described in **Appendix A: Risk Assessment Factors and Priority Ratings**.

6 Findings

6.1 Document Review and Interview

As part of this Assessment, Prensa requested copies of previous documentation pertaining to asbestos building materials at the Site.

No documentation was made available for this Assessment or none were known to exist by Port Phillip and/or the Site contact.

6.2 Analytical Results

6.2.1 Asbestos Bulk Sample Analysis

A total of six (6) samples suspected to contain asbestos were collected and submitted to Prensa's NATA accredited laboratory for analysis. The asbestos bulk sample analysis report is provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Report** of this Assessment report. In summary, three (3) samples were reported to contain asbestos.

6.3 Assessment Findings

The findings of this Assessment are presented in tabulated format in **Appendix C: Hazardous Building Materials Register** of this Assessment report. Hazardous building materials that have been photographed are depicted in **Appendix C: Hazardous Building Materials Register** of this Assessment report.

6.3.1 Asbestos-Containing Materials

Asbestos-containing cement sheet in the form of wall infill panels, ceilings and linings behind the splashback ceramic wall tiles were identified at the time of this Assessment.

6.3.2 Synthetic Mineral Fibre Materials

SMF in the form of ceiling cavity insulation material was identified throughout the Site at the time of this Assessment.

6.3.3 Polychlorinated Biphenyls

Capacitors within fluorescent light fittings could not be accessed at the time of the inspection as electrical isolation could not be confirmed. However, based on the age and style of the light fittings, it is considered unlikely that the capacitors contain PCB insulating oils within older style light fittings.

6.3.4 Lead-Containing Paint

No LCP was identified or suspected during the Assessment.

6.3.5 Ozone Depleting Substances

No ODS containing air conditioning units were identified or suspected during the Assessment.

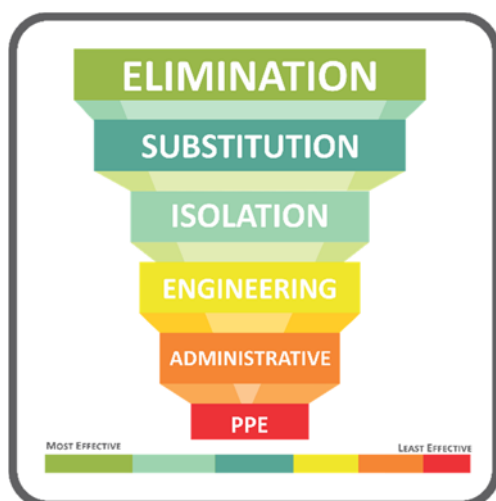
Refer to **Appendix C: Hazardous Building Materials Register** for the details of these findings.

6.4 Areas not Accessed

Areas that are generally not accessed as part of Prensa's assessments are listed in **Appendix D: Areas Not Accessed**. Site-specific areas that were inaccessible during Prensa's Assessment and were deemed likely to contain asbestos are also listed in this **Appendix C: Hazardous Building Materials Register**.

7 Management Options

As per state legislation, materials suspected of containing asbestos must be identified and recorded in a register. Furthermore, a risk assessment must be conducted of each hazardous building material and appropriate control measures implemented. The control measures have been determined based on reducing the risk of exposure, so far as is reasonably practicable. The control measures, which were determined by a competent person and/or hygienist, need to reflect the hierarchy of control outlined in specific state legislation and is as follows:



1. **Elimination/removal** (most preferred);
2. **Substitution**;
3. **Isolation**, such as erection of permanent enclosures encasing the material;
4. **Engineering** controls, such as negative air pressure enclosures for removal works, HEPA filtration systems;
5. **Administrative** controls – including the incorporation of registers and management plans, the use of signage, personnel training, safe work procedures, regular re-inspections and registers; and
6. The use of **Personal Protective Equipment (PPE)** (least preferred).

To manage the hazardous building materials, a combination of the above techniques may be required.

8 Site Specific Recommendations

Based on the findings of this Assessment, it is recommended that the following control measures be adopted as part of the management of the hazardous building materials at the Site. Recommendations for specific items of hazardous building materials are also presented in **Appendix C: Hazardous Materials Register** of this Assessment report.

8.1 Asbestos-Containing Materials

- Asbestos-containing building materials that are likely to be disturbed by the refurbishment works should be removed prior to the commencement of the demolition/refurbishment works. The asbestos removal works should be conducted by an appropriately licensed asbestos removal contractor under controlled asbestos removal working conditions;
- As the asbestos removal works are to be conducted within or adjacent to a highly sensitive area (*i.e. Childcare Centre*), Prensa recommends that airborne asbestos monitoring should be conducted during the asbestos removal process along the boundary of the work area;
- An asbestos hygienist who is independent of the asbestos removalist should be engaged by Port Phillip to conduct a clearance inspection at the completion of the asbestos removal works;

- The asbestos hygienist should provide a Clearance Certificate to Port Phillip that documents his/her clearance inspection and the satisfactory completion of the asbestos removal works. The Clearance Certificate should state that all visible asbestos residue resulting from the asbestos removal process has been removed from the asbestos removal area(s) and from areas adjacent to the asbestos removal area(s);
- During refurbishment works, if any materials that are not referenced in this report and are suspected of containing asbestos are encountered, then works must cease and an asbestos hygienist should be notified to determine whether the material contains asbestos;
- Clearly indicate asbestos-containing materials that are to remain *in situ* to warn of the dangers of disturbing these materials. In accordance with Regulation 226 (6) of the Victorian OHS Regulations 2017, if reasonably practicable, the indication should be by labelling; and
- In accordance with Regulation 228 of the Victorian OHS Regulations 2017, the Asbestos register should be kept current and include any changes in the condition, removal, enclosure or sealing of asbestos. The Register must be reviewed at least every 5 years.

8.2 Synthetic Mineral Fibre Materials

SMF materials that are likely to be disturbed during any proposed demolition/refurbishment works should be handled in accordance with the *National Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006(1990)].

Appendix A: Risk Assessment Factors and Priority Ratings

Risk Assessment Factors

To assess the health risk posed by the presence of hazardous building materials, all relevant factors must be considered. These factors include:

- Product type;
- Condition;
- Disturbance potential;
- Friability of the material;
- Proximity to direct air stream; and
- Surface treatment (if any).

The purpose of the material risk assessment is to establish the relative risk posed by specific hazardous building materials identified in this assessment. The following risk factors are defined to assist in determining the relative health risk posed by each item.

Condition

The condition of the hazardous building materials identified during the assessment is reported as being **good**, **fair** or **poor**.

- **Good** refers to a material that is in sound condition with no or very minor damage or deterioration.
- **Fair** refers to a material that is generally in a sound condition, with some areas of damage or deterioration.
- **Poor** refers to a material that is extensively damaged or deteriorated.

Friability

The friability of a material describes the ease by which the material can be crumbled, which in turn, can increase the release of fibres into the air. Therefore, friability is only applicable to asbestos and SMF.

- **Friable asbestos** can be crumbled, pulverised, or reduced to powder by hand pressure, which makes it more dangerous than non-friable asbestos.
- **Non-friable asbestos**, more commonly known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a non-asbestos matrix. If accidentally damaged or broken these ACM may release fibres initially but will not continue to do so.
- **Bonded** SMF describes a synthetic fibrous material which has a specific designed shape and exists within a stable manufactured product.
- **Un-bonded** SMF is a loosely packed synthetic fibrous material which has no adhesive or cementitious binding properties.

Disturbance Potential

Hazardous building materials can be classified as having low, medium or high disturbance potential.

- **Low disturbance potential** describes materials that have very little or no activity in the immediate area with the potential to disturb the material. Low accessibility is considered as monthly occupancy or less, or inaccessible due to its height or its enclosure.
- **Medium disturbance potential** describes materials that have moderate activity in the immediate area with the potential to disturb the material. Medium accessibility is considered weekly access or occupancy.
- **High disturbance potential** describes materials that have regular activity in the immediate area with the potential to disturb the material.

Health Risk Status

The risk factors described above are used to grade the potential health risk ranking posed by the presence of the materials. These risk rankings are described below:

- A **low health risk** describes a material that poses a negligible or low health risk to occupants of the area due to the materials not readily releasing fibres (or other toxic/hazardous constituents) unless seriously disturbed.
- A **medium health risk** describes a material that pose a moderate health risk due to the material status and activity in the area.
- A **high health risk** describes a material that pose a high health risk to personnel or the public in the area of the material.

ACM Priority Rating System for Control Recommendations

While an assessment of health risk has been made, our recommendations have been prioritised based on the practicability of a required remedial action. In determining a suitable priority ranking, consideration has been given to the following:

- Level of health risk posed by the asbestos-containing material;
- Potential commercial implications of the finding; and
- Ease of remediation.

As a guide the recommendation priorities have been given a timeframe as follows:

P1

**High Risk
Requiring
Immediate
Action**

Status: ACM which are either damaged or are being exposed to continual disturbance. Due to these conditions there is an increased potential for exposure and/or transfer of the material to other parts of the property if unrestricted use of the area containing the material is allowed.

Recommendation: If the ACM is in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions to the immediate area should be applied, air monitoring should be considered and removal is recommended as soon as practicable using an appropriately licensed asbestos removalist.

P2

Medium Risk
Requiring
Action in
Short Term

Status: ACM with a potential for disturbance due to the following conditions:

- Material has been disturbed or damaged and in its current condition, while not posing an immediate risk, is unstable.
- The material is accessible and can, when disturbed, present a short-term exposure risk.
- The material could pose an exposure risk if workers are in close proximity.

Recommendation: If the ACM are easily accessible but in a stable condition, removal is preferred. Nevertheless, if removal is not immediately practicable, short-term control measures (i.e. restrict access, sealing, enclosure etc.) may be employed until removal can be facilitated as soon as is practicable.

P3

Low Risk
Requiring
Action in
Medium-Term

Status: ACM with a low potential for disturbance due to the following conditions:

- The condition of any friable asbestos-containing building material is stable and has a low potential for disturbance i.e. is encased in metal cladding.
- The asbestos-containing material is in a non-friable condition, however further disturbance or damage is unlikely other than during maintenance or service and does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Recommendation: Low health risks if the material is left undisturbed under the control of an asbestos management plan. The site controller should consider organising the removal or encapsulation of the damaged non-friable ACM. These ACM should be left in a good and stable condition, with ongoing maintenance and periodic inspection if they are to remain in-situ.

P4

**Negligible
(Very Low)
Risk**
Requiring
Ongoing
Management
or Extended
Remedial
Action

Status: ACM of a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances. Even if it were subjected to minor disturbance the asbestos-containing material poses a low health risk.

Recommendation: These ACM should be maintained in a good and stable condition, with ongoing maintenance and periodic inspection in line with current state legislation. It is advisable that any remaining identified or assumed ACM should be appropriately labelled (with a warning against disturbing the materials), where possible, and regularly inspected to ensure they are not deteriorating resulting in a potential risk to health.

Appendix B: NATA Endorsed Laboratory Sample Analysis Report

23 November 2021

Tom Temay
City of Port Phillip
99a Carlisle Street
St Kilda VIC 3182

Dear Tom,

Asbestos Bulk Sample Analysis Report
Eildon Road Childcare Centre, 17 Eildon Road, St Kilda VIC 3182

Please find attached the asbestos bulk sample analysis results of the 6 samples collected by Peter McKenna of Prensa Pty Ltd for Eildon Road Childcare Centre, 17 Eildon Road, St Kilda VIC 3182 on 12 November 2021 and received at the Prensa Pty Ltd laboratory (GF, 5 Burwood Rd, Hawthorn VIC 3122) on 12 November 2021. The samples were analysed on 22 November 2021 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa Test Method PRLAB2002 Asbestos Identification, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples*.

If you require further information please contact the Prensa office on (03) 9508 0100.

Regards,



Hazirah Soffiee
Approved Asbestos Identifier and Signatory



GF, 5 Burwood Rd, Hawthorn VIC 3122 ABN: 12 142 106 581

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Asbestos Bulk Sample Analysis Report



Eildon Road Childcare Centre, 17 Eildon Road, St Kilda VIC 3182






Sample No	Sample Location / Description / Size	Result
100019M - 001 - 001	Level 1, Office 01.02, North wall, Cement sheet	Chrysotile (white asbestos) detected
	Grey fibrous cement material	Organic fibres detected
	23 x 15 x 1 mm	
100019M - 001 - 002	Level 1, Corridor 01.03, Floor covering, Sheet vinyl	No asbestos fibres detected
	Grey flexible vinyl material	
	60 x 20 x 4 mm	
100019M - 001 - 003	Level 1, Store 01.06, South east corner, Wall infill panel, Cement sheet	Chrysotile (white asbestos) detected
	Grey fibrous cement material	Organic fibres detected
	20 x 10 x 1 mm	
100019M - 001 - 004	Ground floor, Toilet 0G.07, Skylight walls, Cement sheet	No asbestos fibres detected
	Grey fibrous cement material	Organic fibres detected
	30 x 12 x 1 mm	
100019M - 001 - 005	Ground floor, Toilet 0G.10, Linings behind ceramic tiles, Cement sheet	No asbestos fibres detected
	Grey fibrous cement material	Organic fibres detected
	25 x 10 x 1 mm	
100019M - 001 - 006	Ground floor, Toilet 0G.24, Ceiling, Cement sheet	Chrysotile (white asbestos) detected
	Grey fibrous cement material	
	25 x 15 x 1 mm	



Only the samples submitted for analysis have been considered in presenting these results.


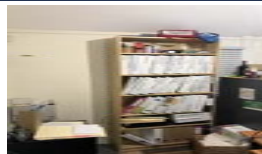

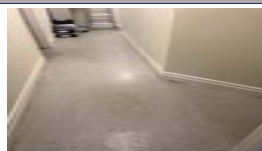
Appendix C: Hazardous Building Materials Register






KEY TO ASBESTOS-CONTAINING MATERIALS PRIORITY RISK RATING:		
Priority 1 (P1)		High Priority - Requiring immediate action
Priority 2 (P2)		Medium Priority – May require action in the short term
Priority 3 (P3)		Low Priority – May require action in the medium term
Priority 4 (P4)		Very Low Priority - Requires ongoing management or longer term remedial action

Client: City of Port Phillip				Site Address: 17 Eildon Road, St Kilda, VIC							Client No: P0198				Job No: 100019M				Consultant: PM		
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph			
17 Eildon Road, St Kilda																					
Eildon Road Children's Centre																					
General Information																					
Internal	Ceiling cavities	Throughout	-	-	-	-	-	-	-	-	-	-	-	-	Limited visual access within ceiling cavities at the time of this assessment due to limited access points. Major damage to ceilings if required to access.	12/11/2021		-			
Internal	Ceiling cavities	Insulation	Synthetic mineral fibre	SMF	-	-	-	-	-	-	-	-	-	-	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	12/11/2021	-				
Internal	Throughout	Split Systems	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substance	Negative	-	-	-	-	-	-	-	-	-	Hydrofluorocarbon (HFC) non ozone depleting substances	12/11/2021	-	-			
Internal	Throughout	Building materials	Painted various colours	Lead Paint Swab	Below Detection Limit of 0.5%	-	-	-	-	-	-	-	-	-	-		12/11/2021	-	-		
Internal	Throughout - older style	Fluorescent light fitting - double tube	Capacitor	Polychlorinated biphenyl	Negative	-	-	-	-	-	-	-	-	-	Non PCB-containing capacitors identified.	12/11/2021	-	-			
Porch Entry - OG.01																					
Ground Floor	Porch entry OG.01	Throughout	-	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-			
Foyer - OG.02																					
Ground Floor	Foyer OG.02	Throughout	-	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-			
Ground Floor	Foyer OG.02	Switchboard	Metal	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-				
Store - OG.04																					
Ground Floor	Store OG.04	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-				
Kinder Room - OG.05																					
Ground Floor	Kinder Room OG.05	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-			

Client: City of Port Phillip				Site Address: 17 Eildon Road, St Kilda, VIC				Client No: P0198				Job No: 100019M				Consultant: PMC			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph	
Kitchen - OG.06																			
Ground Floor	Kitchen OG.06	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-		
Ground Floor	Kitchen OG.06	Splashbacks	Metal & timber laminated	Unknown	-	-	-	-	-	-	-	-	-	-	Further investigation prior to demolition / refurbishment.	12/11/2021	12/11/2026		
Toilet - OG.07																			
Ground Floor	Toilet OG.07	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Ground Floor	Toilet OG.07	Splashbacks - lower walls	Ceramic tiles	Flat cement sheet	Negative	Same as 100019M-001-005	-	-	-	-	-	-	-	-	-	12/11/2021	-		
Ground Floor	Toilet OG.07	Skylights	Fibre cement sheet	Asbestos	Negative	100019M-001-004	-	-	-	-	-	-	-	-	-	12/11/2021	-		
Shower - OG.08																			
Ground Floor	Shower OG.08	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Kinder Room - OG.09																			
Ground Floor	Kinder Room OG.09	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Ground Floor	Kinder Room OG.09	Splashbacks - lower walls	Linings behind ceramic tiles	Flat cement sheet	Negative	Same as 100019M-001-005	-	-	-	-	-	-	-	-	-	12/11/2021	-		

Client: City of Port Phillip				Site Address: 17 Eildon Road, St Kilda, VIC				Client No: P0198				Job No: 100019M				Consultant: PMC			
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph	
Toilet - OG.10																			
Ground Floor	Toilet OG.10	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Ground Floor	Toilet OG.10	Splashbacks - walls	Linings behind ceramic tiles	Flat cement sheet	Negative	100019M-001-005	-	-	-	-	-	-	-	-	-	12/11/2021	-		
Toddler Room - OG.11																			
Ground Floor	Toddler Room OG.11	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Toddler Room - OG.12																			
Ground Floor	Toddler Room OG.12	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Baby Room - OG.15																			
Ground Floor	Baby Room OG.15	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Toilet - OG.16																			
Ground Floor	Toilet OG.16	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Ground Floor	Toilet OG.16	Wall linings	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Baby Room - OG.17																			
Ground Floor	Baby Room OG.17	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Corridor - OG.18																			
Ground Floor	Corridor OG.18	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Laundry- OG.20																			
Ground Floor	Laundry OG.20	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Ground Floor	Laundry OG.20	Splashbacks - West wall	Flat cement sheet	Negative	Same as 100019M-001-005	-	-	-	-	-	-	-	-	-	The ceramic tiles appear to be attached directly to the plaster wall. Further investigation prior to demolition / refurbishment.	12/11/2021	12/11/2026		
Cleaners Cupboard - OG.21																			
Ground Floor	Cleaners Cupboard OG.21	Floor covering	New style sheet vinyl	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	

Client: City of Port Phillip				Site Address: 17 Eildon Road, St Kilda, VIC										Client No: P0198		Job No: 100019M		Consultant: PMC	
Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph	
Toilet- OG.22																			
Ground Floor	Toilet OG.22	Floor covering	New style sheet vinyl	—	—	—	—	—	—	—	—	—	—	—	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Ground Floor	Toilet OG.22	Splashbacks	Ceramic tiles	-	-	-	—	—	—	—	—	—	-	—	The ceramic tiles appear to be attached directly to the brick wall.	12/11/2021	-	-	
Store - OG.23																			
Ground Floor	Store OG.23	Throughout	-	—	—	—	—	—	—	—	—	—	—	—	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Toilet - OG.24																			
Ground Floor	Toilet OG.24	Ceiling	Fibre cement sheet	Asbestos	Positive	100019M-001-006	Non-friable	—	None under normal occupation and use	Low	Good	Low	Approx.: 4m²	P4	Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.	12/11/2021	12/11/2026		
Staircase areas to Level 1																			
Throughout	Staircase areas	Floor coverings under carpet	Sheet vinyl	Asbestos	Negative	Same as 100019M-001-002	—	—	—	—	—	—	—	—	—	12/11/2021	-	-	
Corridor - 01.01																			
Level 1	Corridor 01.01	Throughout	-	—	—	—	—	—	—	—	—	—	—	—	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	-	
Office - 01.02																			
Level 1	Office 01.01	North wall	Fibre cement sheet	Asbestos	Positive	100019M-001-001	Non-friable	—	None under normal occupation and use	Low	Good	Low	Approx.: 4m²	P4	Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.	12/11/2021	12/11/2026		
Level 1	Office 01.01	North wall - ceiling	Fibre cement sheet	Asbestos	Positive	Same as 100019M-001-001	Non-friable	—	None under normal occupation and use	Low	Good	Low	Approx.: 6m²	P4	Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.	12/11/2021	12/11/2026		
Corridor - 01.03																			
Level 1	Corridor 01.03	Floor coverings	Sheet vinyl	Asbestos	Negative	100019M-001-002	—	—	—	—	—	—	—	—	—	12/11/2021	-		

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Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Reinspect Date	Photograph
Staff Room - 01.04																		
Level 1	Staff room 01.04	Floor coverings - wet area	Sheet vinyl	Asbestos	Negative	Same as 100019M-001-002	-	-	-	-	-	-	-	-	-	12/11/2021	-	-
Level 1	Staff room 01.04	Splashback	Fibre cement sheet	Asbestos	Assumed Positive	No access without damage	Non-friable	-	None under normal occupation and use	Low	Good	Low	Approx.: 1m ²	P4	Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.	12/11/2021	12/11/2026	
Store - 01.05																		
Level 1	Store 01.05	Throughout	-	-	-	-	-	-	-	-	-	-	-	-	No suspect asbestos material identified at the time of the assessment	12/11/2021	-	
Store - 01.06																		
Level 1	Store 01.06	South east corner - In-fill panel	Fibre cement sheet	Asbestos	Positive	100019M-001-003	Non-friable	-	None under normal occupation and use	Low	Good	Low	Approx.: 1m ²	P4	Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.	12/11/2021	12/11/2026	
Level 1	Store 01.06	Splashback - Linings behind ceramic tiles	Fibre cement sheet	Asbestos	Positive	Same as 100019M-001-003	Non-friable	-	None under normal occupation and use	Low	Good	Low	Approx.: 1m ²	P4	Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.	12/11/2021	12/11/2026	
Office - 01.07																		
Level 1	Office 01.07	Floor coverings	Sheet vinyl	Asbestos	Negative	Same as 100019M-001-002	-	-	-	-	-	-	-	-	-	12/11/2021	-	-
Eildon Road Children's Centre - External																		
External	Roof top	External walls to Level 1 office areas	Unknown	-	-	-	-	-	-	-	-	-	-	-	No safe access to the roof top area. Further investigation prior to demolition / refurbishment.	12/11/2021	12/11/2026	

Appendix D: Areas Not Accessed

Given the constraints of practicable access encountered during this Assessment, the following areas were not inspected. Assessments are restricted to those areas that are reasonably accessible at the time of our Assessment with respect to the following:

- Without contravention of relevant statutory requirements or codes of practice.
- Without placing the Prensa consultant and/or others at undue risk.
- Without demolition or damage to finishes and structure.
- Excluding plant and equipment that was 'in service' and operational.

Documented below are the areas where the Prensa consultant encountered access restrictions during the Assessment:

Areas Not Accessed

Prensa has limited its Assessment to the structure of the nominated building and the surface soil/grounds in the accessible and immediate vicinity of building footprint.

Underneath the concrete slab of all building structures at the Site.

Exposed soils surrounding the building structures of the Site.

Energised services, gas, electrical, pressurised vessel and chemical lines.

Height restricted areas above 2.7m or any area deemed inaccessible without the use of specialised access equipment.

Within cavities that cannot be accessed by the means of a manhole or inspection hatch.

Within voids or internal areas of plant, equipment, air-conditioning ducts etc.

Within service shafts, ducts etc., concealed within the building structure.

Within those areas accessible only by dismantling equipment.

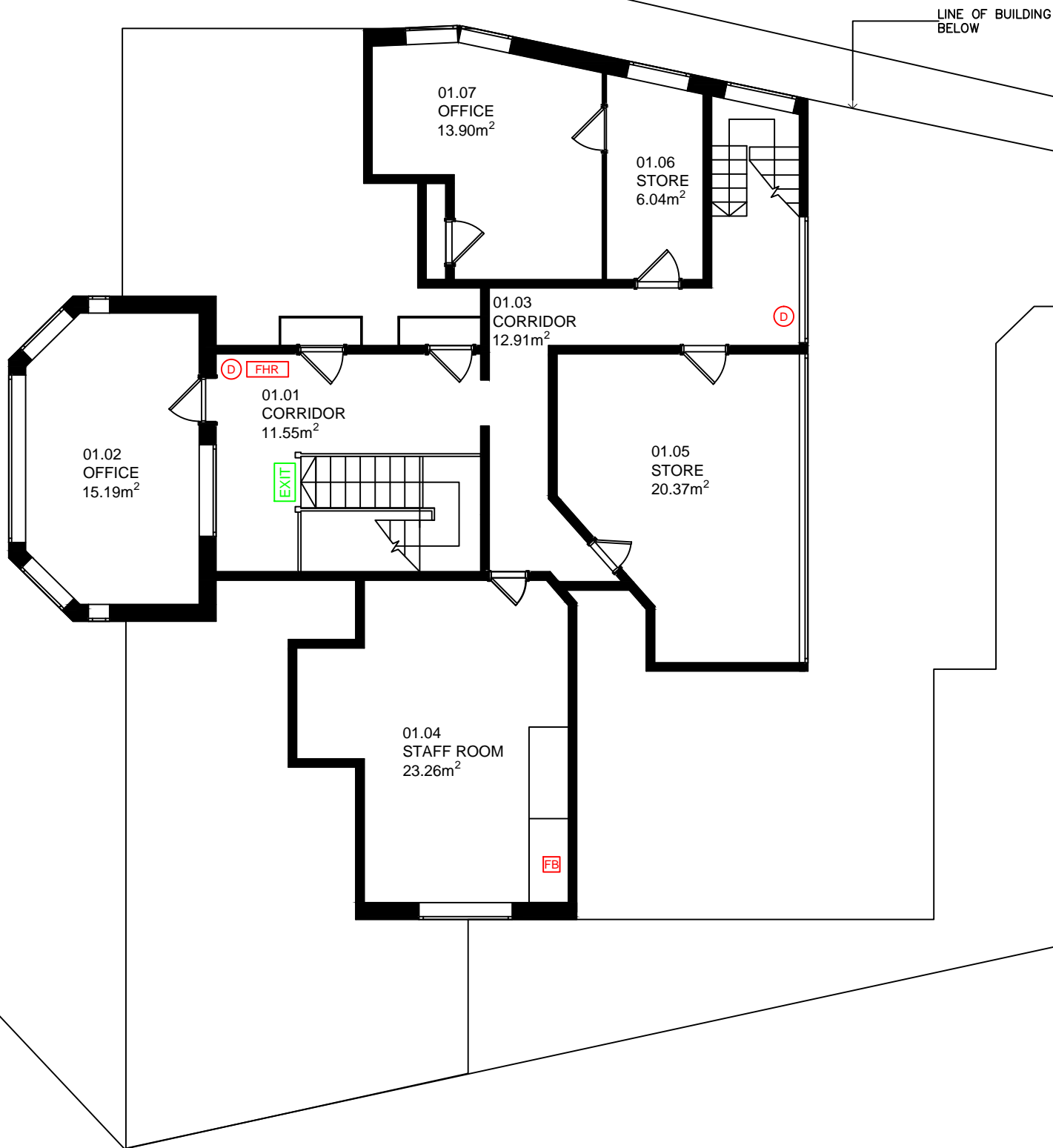
Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.

All areas outside the Scope of Work.

Note: If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned in **Appendix C: Hazardous Building Materials Register**, further investigation may be required as part of a hazardous building materials management and abatement program prior to the commencement of such works.

The presence of residual asbestos insulation on steel members, concrete surfaces, pipe work, equipment and adjacent areas remaining from prior removal works cannot normally be determined without extensive removal and damage to existing insulation, fixtures and fittings at the Site.

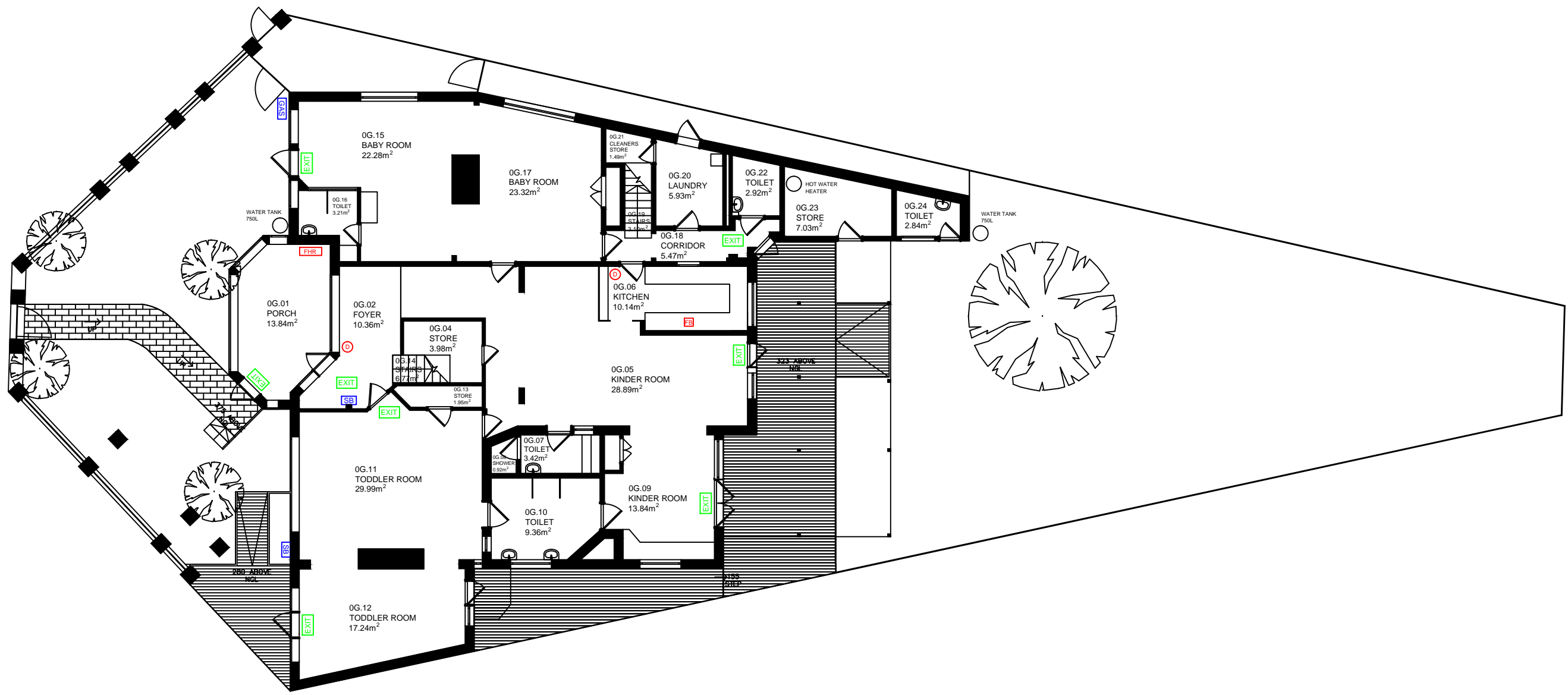
Appendix E: Site Plans



Notes



CITY OF PORT PHILLIP				
EILDON ROAD CHILDRENS CENTRE 17 EILDON ROAD, ST KILDA				
DWG NO.	SHEET NO.	DATE	SCALE	REVISION
2 OF 2	1 OF 1	03/02/2017	1:X	



Notes



CITY OF PORT PHILLIP				
EILDON ROAD CHILDRENS CENTRE 17 EILDON ROAD, ST KILDA				
DWG NO.	SHEET NO.	DATE	SCALE	REVISION
1 OF 2	1 OF 1	02/02/2017	1:X	